

Draft Zoning Proposal: How We Got Here

In order to foster the shared vision of a dynamic, mixed-use neighborhood and with consideration to specific conditions on each block, a land use framework was developed based on a robust Listen and Learn engagement process. The land use framework recommended areas suitable for new residential or mixed-use development in addition to areas proposed to be maintained for continued industrial and commercial activity. The framework applied three broad approaches each with their own recommendations: Industrial and Commercial, Enhanced Mixed-Use and the Canal Corridor. The draft zoning proposal builds on these approaches. Below is a simplified illustration to connect these broad approaches and their intent to the proposed zoning districts.



Industrial and Commercial:

Strengthen existing clusters of light industrial and commercial activity and promote new, job-generating uses, including industrial, arts and cultural uses.

Enhanced Mixed-Use:

Encourage and reinforce a vibrant, live-work neighborhood by balancing preserving neighborhood scale and encouraging growth that promotes a mix of uses and allows for improvements to the public realm and local services while affirming the qualities that make the neighborhood distinct.

Canal Corridor:

Promote the creation of a vibrant, accessible, resilient and diverse waterfront esplanade that celebrates the unique nature of the Canal and is flanked by a mix of uses that includes new permanently affordable housing as well as commercial, artist and maker space.

Canal Sub-District→ M1(3) / R7-2

Enhanced Mixed Use→ M1(2) / R6B

Industrial and Commercial→ M1 (2 FAR)

Residential→ R6B

M1(3) / R6A

M1(3) / R7A

M1(4) / R7X

C4-4D

M1(3 FAR)

M1(4 FAR)

R6A

M - Manufacturing Districts
C - Commercial Districts
R - Residential Districts
MX or M/R - Mixed Use Districts

The proposed actions include the establishment of a Special Purpose District - the Gowanus Mixed Use District (GSD), and the creation of a Waterfront Access Plan for Gowanus

Special Purpose Districts

Special purpose districts modify or supplement the underlying use, bulk, parking or streetscape provisions. They are created to address specific conditions and planning objectives that cannot be achieved through the more generally applicable rules

Waterfront Access Plans

Waterfront Access Plans (WAPs) adapt waterfront zoning regulations governing the location, dimensions, and design of public access areas to specific conditions as part of a plan for a defined area.

The first number indicates district intensity. In a Residence District this ranges from 1-10

R7A

The first letter indicates the basic district type, in this case Residential

The "A" letter suffix indicates a contextual district. Other suffixes include B, D or X